

- a) Old Walker Road runs along the southern boundary;
- b) branch forms north/northwestern portion of property.

The Following Exceptions Affect GTN 119;

- 13. Survey entitled "Plan of the Partition of a Tract of Land" prepared by SP Harper dated August 22, 1945 and recorded August 19, 1950 in Plat Book G, Page 97, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Walker Road running along southern property line;
 - b) New Road;
 - c) Flat Reserve Branch.

The Following Exceptions Affect GTN 124:

- 14. Survey entitled "Plat of 43.6 Acres in Township No.2 The Property of Saul Smith" prepared by Legare Hamilton dated April 1951 and recorded May 18, 1951 in Plat Book H, Page 34, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of Caney Gully forms western boundary of property;
 - b) run of branch forms northern boundary of property;
 - c) possible lack of access to Neighborhood Road shown on eastern property line.
- 15. Survey entitled "Map of Subdivision of York Smith Est." prepared by G. T. Ford dated May 1920 and recorded April 29, 1937 in Plat Book A-3, Page 3, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of Toby Creek forms western boundary of property.

The Following Exceptions Affect GTN 129:

- 16. Survey entitled "A Plat Showing a Tract of Land Owned by Mrs. E. O. Boatwright" prepared by H.H. Foster dated November 11, 1952 and recorded November 21, 1952 in Plat Book I, Page 5, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of caney Gully forms eastern boundary line;
 - b) Walker Road runs through southwestern portion of property;
 - c) discrepancy in acreage as plat references 65 acres when property is apparently 75 acres.

The Following Exceptions Affect SW 733:

- 17. Survey entitled "A Plat Showing a Tract of Land Owned by Efson and Joe L. Bryant" prepared by H.H. Foster dated March 5, 1965 and recorded March 18, 1965 in Plat Book R, Page 26, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of Toby Creek forms western boundary of property.
- 18. Survey entitled "Map of Subdivision of York Smith Est." prepared by G. T. Ford dated May 1920 and recorded April 29, 1937 in Plat Book A-3, Page 3, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) run of Toby Creek forms western boundary of properly;
 - b) property appears landlocked.

The Following Exceptions Affect SW 823D (portion):

19. Survey entitled "Map of 110.7 Acres of Land Situate in Township No.2 and known as the Benny Cooper Tract" prepared by Samuel M. Harper dated March 30, 1960 and recorded May 28, 1969 in Plat Book U, Page 11, Office of the Register of Deeds for Georgetown County reveals the following:

a) southern boundary of this portion of SW 823D abuts and runs with Walker Road.

FROST UNIT

20. Boundary survey by Paul G. Lawson, Jr. of Ashley Land Surveying, Inc. entitled "Boundary Survey for a Portion of T.M.S. 01-1006-002-00-00, 3,568.59 acres owned by Meadwestvaco Forestry, LLC Located Near Sampit Georgetown County/ South Carolina" dated September 22, 2009, recorded November 6, 2009 at Plat Slide 705, Page 8-9, Office of the Register of Deeds for Georgetown County, reveals the following matters:
- a) Ford Road along western boundary;
 - b) Walker Road along northern boundary;
 - c) dirt road running through property;
 - d) 50' S.C.E. & G. Company gas easement running through property;
 - e) dirt road is center of 50' Ingress/egress 25' each side of center line;
 - f) Powell Road along eastern boundary;
 - g) S. C Public Service Authority 70' R/W through middle of property;
 - h) Santee Electric Cooperative 20' power easement running through property;
 - i) Toby Creek along western boundary;
 - j) Wadmacon Creek along southern boundary;
 - k) new property line along southeastern boundary.
21. Power and Water line Easement given to South Carolina Public Service Authority dated November 20, 1980 recorded in Deed Book 187, Page 182, Office of the Register of Deeds for Georgetown County.
22. Roadway Easement given to S.C. Public Service Authority dated November 20, 1980 recorded in Deed Book 196, Page 782, Office of the Register of Deeds for Georgetown County.
23. Survey entitled "Plat of 58 Ac of Land on Little Kilsock Bay" prepared by E.H. Beatty dated March 1923 and recorded April 27, 1923 in Deed Book Y-1, Page 167, Office of the Register of Deeds for Georgetown County reveals the following:
- a) edge of bay forms northern property line;
 - b) private road.
24. Survey entitled "Plat of 48 Ac of Land on Little Kilsock Bay" prepared by E.H. Beatty dated March 1923 and recorded April 27, 1923 in Deed Book Y-1, Page 168, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Santee Road runs along western boundary;
 - b) edge of bay runs along eastern boundary;
 - c) bank runs along portion of northern boundary.
25. Survey entitled "Property of W.L. Burgess" prepared by J. Keels dated April 18, 1923 and recorded June 5, 1929 in Plat Book C, Page 48, Office of the Register of Deeds for Georgetown County reveals the following:

- a) New Walker Road runs along portion of northern boundary line;
 - b) branches.
26. Survey entitled "Map of Property of T.A. & E.O. Boatwright" prepared by G.T. Ford dated May 1923 and recorded June 15, 1923 in Plat Book D, page 133, Office of the Register of Deeds for Georgetown County reveals the following:
- a) South Island Road runs through eastern portion of property;
 - b) Kilsock Bay borders northeastern boundary;
 - c) branches;
 - d) Old Walker Road and Friendship Road run along western boundary of property.
27. Access and Maintenance Easement Agreement by and between MeadWestvaco Forestry, LLC and Glover Real Estate, LLC dated June 29, 2009 and recorded July 8, 2009 in Record Book 1283 at Page 229.
28. Surveys entitled "Plat of various Parcels in Tax District #1, Formerly Lands of MeadWestvaco, Surveyed for Glover Real Estate LLC" dated May 6, 2009 and recorded May 8, 2009 in Plat Slide 698 at Page 2 and "REVISED Plat of various Parcels in Tax District #1 Formerly Lands of MeadWestvaco, Surveyed for Glover Real Estate LLC" dated May 6, 2009 and recorded June 12, 2009 in Plat Slide 699 at Page 7 discloses:
- a. location of access road through Frost Unit GTN 8: and
 - b. Tobey Creek.
29. Survey entitled "Map of Portion of S.P. Morris Est." prepared by G.T. Ford dated March 1925 and recorded September 11, 1925 in Plat Book D, Page 155, Office of the Register of Deeds for Georgetown County reveals the following:
- a) edge of bay forms eastern boundary;
 - b) Britton Neck Road (now known as Powell Road);
 - c) branches.
30. Survey entitled "Plat of 1643 ac of Land on Wadbecon and North Santee Rivers" prepared by E.H. Beatty dated August 1928 and recorded September 21, 1928 in Plat Book C, Page 88, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Old Walker Road runs through property and forms part of western boundary;
 - b) lakes;
 - c) Wadbecon River forms portion of southern boundary;
 - d) North Santee River forms portion of southern boundary;
 - e) private roads;
 - f) old road and old bank Form portions of eastern boundary;
 - g) Santee public road runs along portion of northeastern boundary.
31. Survey entitled "Plat of 45.0 ac Land on Walker Road" prepared by E.H. Beatty dated October 15, 1928 and recorded October 25, 1928 in Plat Book C, Page 88, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Walker Road runs through southwestern portion of property.
32. Survey entitled "Plat of Julius Grayson Land" prepared by E.H. Beatty dated August 1927 and recorded December 6, 1928 in Plat Book C, Page 90, Office of the Register of Deeds for Georgetown County reveals the following:

- a) branches running through property.
33. Survey prepared by W.H. Curry dated January 20, 1913 and recorded August 7, 1929 in Plat Book A-2, Page 6, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Walker Road running along southwestern boundary;
b) Long Branch running along northwestern boundary.
34. Survey prepared by W.H. Curry dated January 20, 1913 and recorded August 24, 1929 in Deed Book J-2, Page 288, Office of the Register of Deeds for Georgetown County reveals the following:
- a) road running along southwest boundary.
35. Survey entitled "Plat of the Mack Britt Tract" prepared by E.H. Beatty dated August 1928 and March 1930 and recorded June 17, 1934 in Plat Book A-2, Page 40, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Wadbecon River runs along south/southwest portion of property;
b) Old Walker Road borders northeastern boundary;
c) west side of Road to Core Landing forms portion of western boundary.
36. Survey entitled "Map Showing Property of the Cooper River Timber Co." prepared by R.B. Gandy Engineers and Surveyors dated February 12, 13 and 15, 1930 and recorded June 3, 1930 in Plat Book A-2, Page 14, Office of the Register of Deeds for Georgetown County reveals the following:
- a) New Walker Road running through southwestern portion of property;
b) branch running into southern portion of property.
37. Survey entitled "Map of Portion of S.P. Morris Est." prepared by G.T. Ford dated March 1925 and recorded September 11, 1925 in Plat Book D, Page 155, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Toby Creek forms portion of western boundary;
b) private road.
38. Survey entitled "Plat of Land Belonging to Mary J. Burgess" prepared by J. L. Bull, Jr. dated December 1934 and recorded January 23, 1935 in Plat Book A-2, Page 39, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Old Walker Road running along southwestern boundary of property;
b) road running through property.
39. Survey entitled "Plat of Land of Mary J. Burgess" prepared by J.L. Bull, Jr. dated February 11, 1936 and recorded February 17, 1936 in Plat Book A-2, Page 42, Office of the Register of Deeds for Georgetown County reveals the following:
- a) Britton Neck Road (now Powell Rd) running along northeastern boundary.
40. Survey entitled "Plat of 48 Ac Land on old Walker Road" prepared by E.H. Beatty dated March 1930 and recorded April 9, 1932 in Plat Book A-2, Page 30, Office of the Register of Deeds for Georgetown County reveals the following:
- a) road running through property;
b) private road running into southern portion of property.

41. Survey entitled "Map of Property of Mrs. Dosia T. Morris" prepared August 31, 1935 and recorded July 22, 1936 in Plat Book A-2, Page 43, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Cypress Pond;
 - b) branch along northeast property line;
 - c) Walker Road runs along portion of southern boundary;
 - d) road running through property.
42. Memorandum of Agreement by and between West Virginia Pulp and Paper Company and W.L. Foster, E.C. Morris and Dosia T. Morris dated July 24, 1950 recorded in Deed Book Y-3, Page 51, Office of the Register of Deeds for Georgetown County.
43. Survey entitled "Plat of Land of Dosia T. Morris" prepared by J. L. Bull, Jr. dated July 1936 and recorded July 22, 1936 in Plat Book A-2, Page 43, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Britton Neck Road runs through property.
44. Survey entitled "Plat of 45.0 ac Land on Walker Road" prepared by E.H. Beatty dated October 15, 1928 and recorded October 25, 1928 in Plat Book C, Page 88, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Walker Road runs along southwestern boundary of property.
45. Survey entitled "Map of Land of Dave Smith" prepared by J.L. Bull, Jr. dated April 1937 and recorded April 29, 1937 in Plat Book A-3, Page 3, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Walker Road running along northern boundary.
46. Survey entitled "Plat of Land of Ira J. Burgess" prepared by J.L. Bull, Jr. dated February 27, 1939 and recorded April 14, 1939 in Plat Book A-3, Page 9, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Britton Neck Road running along western boundary.
47. Survey entitled "Map of Property of T.A. & E.O. Boatwright" prepared by G.T. Ford dated May 1923 and recorded June 15, 1923 in Plat Book D, Page 133, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Old Walker Road runs along western boundary;
 - b) branch forms north/northwest boundary.
48. Survey entitled "A Plat Showing a Tract of Land Owned by Mrs. Lanie D. Morris" dated February 26, 1957 and recorded March 12, 1957 in Plat Book L, Page 57, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Walker Road running along northern boundary;
 - b) ponds.
49. Survey entitled "Map of Property of L.J. Morris" dated August 31, 1935 and recorded August 6, 1936 in Plat Book A-2, Page 44, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Walker Road running along northern boundary;
- b) ponds.

50. Survey entitled "Plat of 366 AC Land" prepared by E.H. Beatty, dated May 1923 and recorded December 12, 1923 in Plat Book D, Page 136, Office of the Register of Deeds for Georgetown County reveals the following:

- a) road near southeast portion of property;
- b) Flat Reserve Branch;
- c) creeks/branches along eastern and northeastern portion of property.

As to All Tilton Unit Tracts:

51. Memorandum of Timber Cutting Agreement by and between CPF-FIA1, LLC, and Kapstone Kraft Paper Corporation dated August 8, 2013, and recorded December 19, 2013, in Book 2289, Page 158 in the Office of the Register of Deeds for Georgetown County.

As to GTN 4B:

52. Plat showing 321 acres prepared for Thomas A. Boatwright dated May 15, 1904 and recorded May 12, 1923 in Plat Book D, Page 131, Office of the Register of Deeds for Georgetown County reveals the following:

- a) streams;
- b) western property line runs along bank.

53. "Sketch showing location of line agreement between Cooper River Timber Co. and W.S. Bond" prepared by J.L. Bull, Jr. and executed by Cooper River Timber Company and W.D. Bond on July 18, 1930, thereafter recorded August 9, 1930 in Plat Book A-2 at Page 19, Office of the Register of Deeds for Georgetown County reveals the following:

- a) location of southern property line of GTN 4B.

As to GTN 11:

54. Survey entitled "Plat of 366 Ac Land" prepared by E.N. Beatty dated May 1923 and recorded December 17/1923 in Plat Book D, Page 136, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Flat Reserve Branch.

As to GTN 27A:

55. Survey entitled "A Plat Showing Lands of H.J. Tilton" prepared by L.T. Easley (not signed or dated) and recorded June 4, 1930 in Plat Book D, Page 106, Office of the Register of Deeds for Georgetown County reveals the following:

- a) roads running through property;
- b) Public Road to Sampit runs along and with northern boundary.

56. Survey entitled "Plat of 86.49 acres in the Tilton Unit" prepared by Wendell C. Powers dated May 3, 1989, reveals the following:

- a) Tilton Avenue running through GTN 27A as means of access for 86.49 acres.

As to GTN 35A:

57. Unrecorded deed to New Hope Church dated March 11, 1952 for 0.44 acres referenced in legal description and as referenced in that survey entitled "A Plat Showing the Location of a New property line marked by the letters A-B-C-D Separating the Lands of West Virginia Pulp & Paper Co. from the Lands of New Hope Church" prepared by H. H. Foster dated February 28, 1952 and recorded March 25, 1952 in plat Book A-4, Page 11, Office of the Register of Deeds for Georgetown County.
58. Unrecorded deed to New Hope Church dated March 11, 1952 for 1.37 acres referenced in that survey entitled "A Plat Showing the Location of a New property line marked by the letters A-B-C-D Separating the Lands of West Virginia Pulp & Paper Co. from the Lands of New Hope Church" prepared by H.H. Foster dated February 28, 1952 and recorded March 25, 1952 in Plat Book A-4, Page 11, Office of the Register of Deeds for Georgetown County.
59. Survey entitled "Plat of 1106 ac Near Sampit" prepared by E.N. Beatty, dated June 1928 and recorded November 13, 1928 in Plat Book C, Page 90, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) public and private roads;
 - b) branches;
 - c) Sampit Creek runs along northern boundary.

As to GTN 38:

60. Survey entitled "plat of 86.49 acres in the Tilton Unit" prepared by Wendell C. Powers dated May 3, 1989 reveals the following:
 - a) Tilton Spur;
 - b) Tilton Avenue;
 - c) South Carolina Electric & Gas right of way.
61. Survey entitled "Total Area 554 Acres" prepared by Matthew & Bansemer C. Engineers dated May 1900 and recorded February 1, 1929 in Plat Book C at Page 92, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) Negrohead Bay;
 - b) access road to land of Mrs. M. E. Iilton;
 - c) rice banks form portions of northeast and southeast boundaries of property.
62. Survey entitled "Plat Showing Portion A.J. Tilton Lands to be Reserved" prepared by E.N. Beatty dated December 1928 and recorded February 1, 1929 in Plat Book C at Page 92, Office of the Register of Deeds for Georgetown County reveals the following:
 - a) road;
 - b) access road for 86 6/10 acres parcel.

As to GTN 44:

63. Survey entitled "Plat of Nowlan Tract" prepared by J. L. Bull Jr., C. E., dated September 1929 and recorded June 17, 1935 in Plat Book A-2, Page 40, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Flat Reserve Branch runs along eastern boundary;
- b) bank running into northeast portion of property.

64. "Sketch showing location of line agreement between Cooper River Timber Co. and W.S. Bond" prepared by J. L. Bull, Jr. and executed by Cooper River Timber Company and W.O. Bond on July 18, 1930, thereafter recorded August 9, 1930 in Plat Book A-2 at Page 19, Office of the Register of Deeds for Georgetown County reveals the following:

- a) location of northern property line of GTN 44.

As to GTN 61B:

65. Survey entitled "Map of Property of Harry Gladson" prepared by G.T. Ford dated December 30, 1922 and recorded April 14, 1931 in Plat Book A-2, Page 23, Office of the Register of Deeds for Georgetown County reveals the following:

- a) public road runs along northwest boundary.

As to GTN 62:

66. Survey entitled "Map of Property of Harry Gladson" prepared by G.T. Ford dated December 30, 1922, recorded April 14, 1931 in Plat Book A-2, Page 23, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Old Bank forms portion of southeast boundary.

As to GTN 77C:

67. Survey entitled "Map of Property of Mrs. Dosia T. Morris" prepared by R.B. Smith dated August 1935 and recorded July 22, 1936 in Plat Book A-2, Page 43, Office of the Register of Deeds for Georgetown County reveals the following:

- a) branch running through eastern portion of property.

As to GTN 119:

68. Survey entitled "Plan of the Partition of a Tract of Land" prepared by S.P. Harper dated August 22, 1946 and recorded August 19, 1950 in Plat Book G, Page 97, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Walker Road running along southern property line;
- b) New Road;
- c) Flat Reserve Branch.

As to Wild Horse Unit Tracts:

As to GTN 1:

69. Survey entitled "Map Property of W.O. Comings Hardy Place" prepared by G.T. Ford recorded March 22, 1923 in Plat Book D, Page 134, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Shackelford Bay;

- b) private road;
 - c) property bordered on north and west by public road;
 - d) property bordered on South by Walker Road.
70. Obligations of CPF-FIA1, LLC under that certain Access and Maintenance Agreement by and between MWV Community Development and Land Management, LLC and CPF-FIA1, LLC, dated December 17, 2009, and recorded December 21, 2009 in Deed Book 1396, Page 49, Georgetown County, South Carolina Registry.
71. Easement given by West Virginia Pulp and Paper Company to South Carolina Public Service Authority dated April 2, 1942, recorded April 27, 1942 in Chattel Book 15, Page 136, Office of the Register of Deeds for Georgetown County.
72. Survey entitled "South Carolina Public Service Authority Santee-Cooper Project" recorded April 27, 1942 in Plat Book E, Page 152, Office of the Register of Deeds for Georgetown County reveals the following:
- a) transmission lines;
 - b) pipe lines.
73. Survey entitled "South Carolina Public Service Authority Santee-Cooper Project" recorded April 27, 1942 in Plat Book E, Page 129, Office of the Register of Deeds for Georgetown County reveals the following:
- a) transmission lines;
 - b) pipe lines.
74. Easement given by West Virginia Pulp and Paper Company to South Carolina Public Service Authority dated February 16, 1961 recorded in Deed Book 43, Page 540, Office of the Register of Deeds for Georgetown County.
75. Survey entitled "A Plat Showing the Location of Additional Right of Way Requested by the South Carolina Public Service Authority" recorded February 28, 1961 in Plat Book 0, Page 81, Office of the Register of Deeds for Georgetown County reveals the following:
- a) transmission lines.
76. Easement given by Meadwestvaco Forestry LLC to Central Electric Power Cooperative recorded in Record Book 120, Page 540, Office of the Register of Deeds for Georgetown County.

As to GTN 27A:

77. Survey entitled "A Plat Showing Lands of H.J. Tilton" dated September 12, 1928 by L.T. Easley and recorded June 4, 1930 in Plat Book D, Page 106, Office of the Register of Deeds for Georgetown County reveals the following:
- a) roads running through property.

As to GTN 59:

78. Survey entitled "Plat of Jack Shackleford Land 291 Acres" dated July 22, 1930 by E.H. Beaty and recorded December 15, 1930 in Plat Book A-2, Page 21, Office of the Register of Deeds for Georgetown County reveals the following:

- a) roads running through property;
- b) Shackelford Bay;
- c) property bordered on South by Walker Road.

As to GTN 66:

79. Survey entitled "Plat Showing Reserve of Mack Wickerson and Gabriel Roberson" dated September 5, 1930 prepared by J.L. Bull, Jr. and recorded January 24, 1931 in Plat Book A-2, Page 22, Office of the Register of Deeds for Georgetown County reveals the following:

- a) road running through property.

As to SW 732:

80. Survey entitled "A Plat Showing a Portion of a Tract of Land Owned by Carolyn Thomas Richardson containing 35 Acres" prepared by H.H. Foster dated June 25, 1964 and recorded July 20, 1964 in Plat Book Q, Page 84, Office of the Register of Deeds for Georgetown County reveals the following:

- a) 1.0 acre reserved by Carolyn T. Richardson;
- b) S.C. Public Service Authority Power Line 150' R/W;
- c) Southwest boundary abuts and runs with Windham Road;
- d) Southern boundary abuts and runs with Walker Road.

81. Possible discrepancy in acreage between actual acreage and acreage listed on plat recorded at Plat Book Q at Page 84, Office of the Register of Deeds for Georgetown County.

82. Easement granted by J.R. Thomas to South Carolina Public Service Authority dated August 9, 1960 recorded in Deed Book 43, Page 69, Office of the Register of Deeds for Georgetown County.

As to SW 992

83. Survey entitled "A Plat Showing a Parcel of Land Owned by Evelyn B. Newton" prepared by G.A. Simmons dated January 5, 1988 and recorded March 22, 1988 in plat Book 9, Page 380, Office of the Register of Deeds for Georgetown County reveals the following:

- a) S.C. Public Service Authority 155' R/W;
- b) discrepancies in dimensions of tract and in width of SCPSA R/W with prior plats at PB 2 at Page 305 and PB 4 at Page 343.

84. Easement given by Annie Myrtle T. Blake to South Carolina Public Service Authority dated May 12, 1961 recorded in Deed Book 45, Page 393, Office of the Register of Deeds for Georgetown County.

85. Survey entitled "Minor Subdivision Map of Property in Tax District No.1 Owned by Myrtle T. Blake" prepared by Samuel M. Harper dated December 21, 1982 and recorded March 2, 1983 in Plat Book 2, Page 305, Office of the Register of Deeds for Georgetown County reveals the following:

- a) Power line;
- b) 50' R/W to permit access to SC State Hwy 17A (no recorded written right-of-way agreement for this R/W).

86. Survey entitled "Minor Subdivision Map of Property in Tax District No.1 Owned by Myrtle T. Blake" prepared by Samuel M. Harper dated December 21, 1982, revised August 3, 1984 and recorded August 13, 1984 in Plat Book 4, Page 343, Office of the Register of Deeds for Georgetown County reveals the following:
- a) power line;
 - b) 50' R/W to permit access to SC State Hwy 17A (no recorded written right-of-way agreement for this R/W).
87. Survey entitled "Plat of 321.4 Acres of Land Near Saints Delight, The Property, Except as Shown, of Myrtle Thomas Blake" prepared by Legare Hamilton dated April 8, 1969, and recorded May 30, 1969 in Plat Book U, Page 14, Office of the Register of Deeds for Georgetown County reveals the following:
- a) S.C. Public Service Authority R/W;
 - b) lack of access to public road.

TRANSFER TAX AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

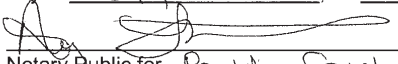
1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located in Georgetown County, South Carolina, was transferred by CPF-FIA1, LLC to SANTEE TIMBERLANDS LP on 6/30/2014.
3. Check one of the following: The deed is
- (a) X subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) _____ exempt from the deed recording fee because (See Information section of Affidavit):
- (If exempt, please skip items 4 - 7, and go to item 8 of this Affidavit.)
- If exempt under exemption #14 as described in the Information section of this Affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this Affidavit.):
- (a) x The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$22,825,694.28
- (b) _____ The fee is computed on the fair market value of the realty which is _____
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
- (a) Place the amount listed in item 4 above here: \$22,825,694.28
- (b) Place the amount listed in item 5 above here: _____
- (If no amount is listed, place zero here.) \$0.00
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$22,825,694.28
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$84,456.20
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

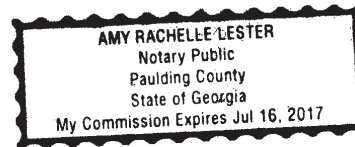
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Signature of Responsible Person Connected with the Transaction

 RICHARD W. HALL

Print or Type Name Here

SWORN to before me this 1
day of July, 20 14
 (L.S.)
Notary Public for Paulding County
My Commission Expires: 7/16/2017

**INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of time to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivision to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operated or to take functional control of electric transmission assets as defined the Federal Power Act.

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Instrument Book Page
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GEORGETOWN COUNTY PARCEL

#~~01-0424-001-06-00~~

01-0424-001-07-00

01-0442-026-07-00

01-1006-002-02-00

SPE

140910 Nexsen

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Filed for Record in

GEORGETOWN SC

WANDA PREVATTE, REGISTER OF DEEDS

07-08-2014 At 12:27:39 PM.

DEED 48.00

STATE TAX 59347.60

COUNTY TAX 25108.60

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Wanda P. Prevatte



RECORDED THIS DATE

Brian D. Shult

/BRIAN D. SHULT

B

Appendix B – Historical Aerial Photographs



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SRC Lambert

SRC Lambert

Georgetown, SC 29440

Inquiry Number: 6097713.8

June 29, 2020

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Date EDR Searched Historical Sources:

Aerial Photography June 29, 2020

Target Property:

SRC Lambert

Georgetown, SC 29440

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1958	Aerial Photograph. Scale: 1"=1100'	Flight Year: 1958	USGS
1964	Aerial Photograph. Scale: 1"=1100'	Flight Year: 1964	USGS
1968	Aerial Photograph. Scale: 1"=1100'	Flight Year: 1968	USGS
1983	Aerial Photograph. Scale: 1"=1100'	Flight Year: 1983	USGS
1994	Aerial Photograph. Scale: 1"=1100'	Flight Year: 1994	USGS/DOQQ
2000	Aerial Photograph. Scale: 1"=1100'	Flight Year: 2000	USGS/DOQQ
2006	Aerial Photograph. Scale: 1"=1100'	Flight Year: 2006	USGS/NAIP
2009	Aerial Photograph. Scale: 1"=1100'	Flight Year: 2009	USGS/NAIP
2013	Aerial Photograph. Scale: 1"=1100'	Flight Year: 2013	USGS/NAIP
2017	Aerial Photograph. Scale: 1"=1100'	Flight Year: 2017	USGS/NAIP